

**MINUTES  
CITY OF DUNN  
DUNN, NORTH CAROLINA**

**The City Council of the City of Dunn held a Special Call Meeting on Monday, March 29, 2010, at 8:30 a.m. in the Dunn Municipal Building. Present was Mayor Oscar N. Harris, Mayor Pro Tem N. Carnell Robinson, Council Members Buddy Maness, Bryan Galbreath, Billy Tart, Chuck Turnage and Joey Tart. Also present was City Manager Ronnie Autry, City Attorney P. Tilghman Pope, City Clerk Debra West and Daily Record Reporter Reece Murphy.**

**INVOCATION**

Mayor Harris opened the meeting at 8:30 a.m. and gave the invocation. Afterwards the Pledge of Allegiance was repeated.

**ITEM FOR DECISION**

**Consideration of Resolution  
Authorizing Lease of City Owned  
Property to Johnston-Lee-Harnett  
Community Action, Inc.**

Mayor Harris recognized and welcomed Executive Director Marie Watson of Johnston-Lee-Harnett Community Action, Inc. who was present in the audience.

Mayor Harris stated that City Attorney Pope will explain the terms of the proposed lease for a portion of real property described in General Warranty Deed recorded in Book 2580, Page 837 of the Harnett County Registry and being Building "03" on a map entitled Harnett County Board of Education, Harnett Primary School. The annual lease payments will be \$36,000 per year, less certified renovation expenses incurred by tenant as set forth in the proposed lease agreement. The lease will be for a period of 119 months.

Mayor Harris yielded to City Attorney Pope to summarize the key terms of the lease.

- Term of the lease is 119 months.
- This is the same property previously occupied by Hope Ministries Daycare.
- Annual rent of \$36,000 per year, less certified renovation expenses/improvements incurred by Johnston-Lee-Harnett Community Action, Inc., pro-rated for the term of the lease.
- Prior to occupancy of the premises, Johnston-Lee-Harnett Community Action, Inc. agrees to separate the power and electrical service for the premises from the other buildings on the property, install central heating and air conditioning for the entire building, install landscaping improvements to the premises, and install a handicap accessible bathroom.
- Once renovations have been completed and Johnston-Lee-Harnett Community Action occupies the building, the rent will start.
- Johnston-Lee-Harnett Community Action, Inc. shall be responsible for paying all utility bills as well as taxes, insurance, repairs and maintenance.

Motion by Mayor Pro Tem Robinson and seconded by Council Member Galbreath to adopt the resolution authorizing lease of city owned property to Johnston-Lee-Harnett Community Action, Inc. **Motion unanimously approved.** *A copy of Resolution (R2010-05) and lease agreement between the City of Dunn and Johnston-Lee-Harnett Community Action, Inc. is incorporated into these minutes as Attachment #1.*

Mayor Harris yielded to Ms. Watson for comments.

Ms. Watson stated that Johnston-Lee-Harnett Community Action, Inc. has been in Harnett County for the past five (5) years. They presently have a Head Start center in Lillington at Shawtown school as well as a small center in Dunn. This agency is 44 years old and she has been employed for 31 years. They plan to serve pregnant mothers with children from 0-3 years old. They plan to move their current facility in Dunn to this new location to allow room for expansion. They have operated the Head Start program since it

began. In addition to Head Start, other programs offered by this agency include a weatherization program, housing counseling, family services, crisis counseling and housing renovations. This organization is a non-profit with 174 employees. They are thrilled to expand into this part of Harnett County; adding that this agency took over Henley Roberts Head Start in Dunn. The Governor has approved them as a program of excellence and they will be applying for additional monies to come into the County. She stated that she is proud of her agency and knows this will be a good partnership between the City of Dunn and Johnston-Lee-Harnett Community Action, Inc.

Mayor Pro Tem Robinson asked Ms. Watson how many additional children do they anticipate serving and if they anticipate hiring additional employees. Ms. Watson responded they project 32 more children which will include infants and expect to hire 8 additional people.

Mayor Harris thanked Ms. Watson and her agency for the services they provide to the community; adding that this organization will complement the area.

With no further business to discuss, a motion was made by Council Member Maness and seconded by Council Member Billy Tart to adjourn the meeting at 8:40 am. **Motion unanimously approved.**

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Oscar N. Harris  
Mayor

Attest:

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Debra G. West  
City Clerk